



By Auction £75,000

BY AUCTION* *NO CHAIN* *TWO RECEPTION ROOMS* *TWO BEDROOMS* *IDEAL FOR INVESTORS* *POPULAR LOCATION* *GARDEN

For sale by the modern method of auction with Advanced Property Auction.

Starting bid: £75,000.

Townend Estate Agents offer for sale this two bedroom terraced property. Located in a popular residential areas, close to all the amenities of Eccleshill and Five Lane Ends. Ideal for investors and landlords. Benefitting from two reception rooms, rear yard and spacious bathroom. The property comprises briefly: Entrance, Lounge, second reception room, Kitchen. Upstairs are two bedrooms and the house bathroom. Yard to the rear.

Reservation fee of 3.5% + VAT (Subject to minimum of £5000 + VAT) applies.

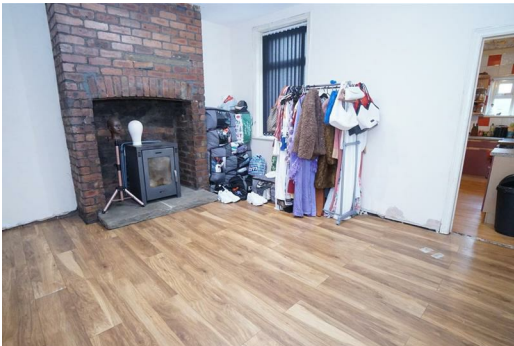
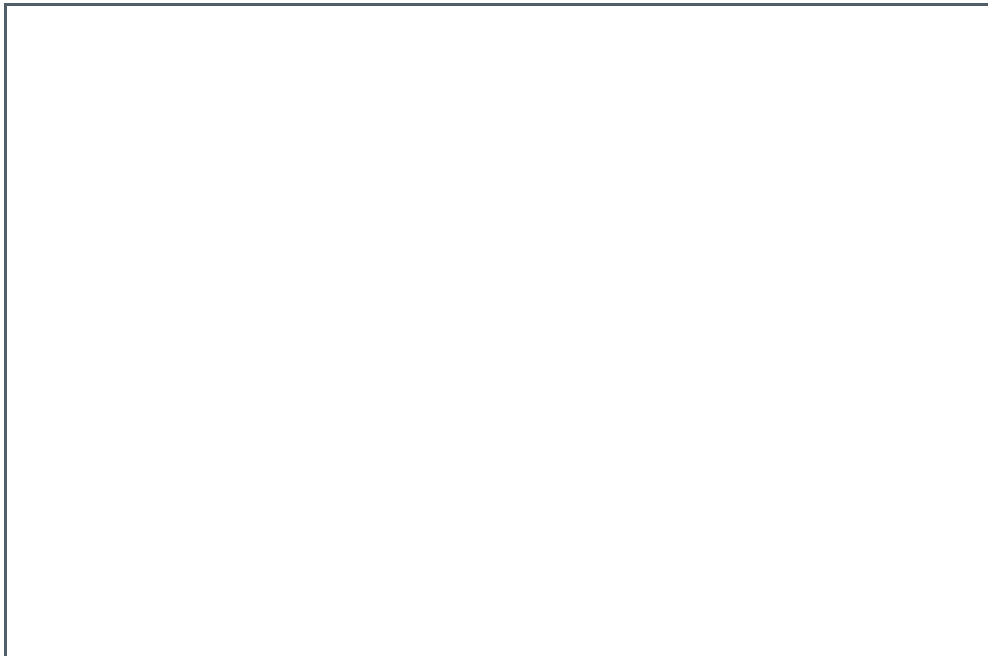
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	Very energy efficient - lower running costs
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	Not energy efficient - higher running costs
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A	(92 plus) A
(81-91) B	(81-91) B
(69-80) C	(69-80) C
(55-68) D	(55-68) D
(39-54) E	(39-54) E
(21-38) F	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC